

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
June 29, 2011, 7:00 P.M.

1. CALL TO ORDER – 7:10 p.m.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership

Members Present: Kareen Madden, George Boggs, Robin Joy Maxson, Kristi Mansolf (Chair)

Guests: Lisa LeFors, Alice Pecararo, Frank Pecararo, Chris Brown

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Item:

5. P87-028W1, Highland Valley Ranch, Modification of an Existing Major Use Permit to Expand an Adult Care Facility from 16 Residents to 52 Residents and to Add 23,252 Sq Ft to the Facility. Project going to Planning Commission 7-22-11 with a Recommendation of Approval and To be Sewered. West Subcommittee to Reconsider Previous Motion, 9-24-08, “To Deny the Modification/Expansion of the Major Use Permit. Findings Per Section 7358 of the Zoning Ordinance Cannot be Met,” before Hearing New Information

Chris Brown is currently the project consultant. Ms. Mansolf said the project is going to the Planning Commission on July 22 with a recommendation of approval, and the recommendation for the project be sewerred. In October, 2010, the project was going to the Planning Commission with a recommendation of denial. The previous consultant had passed away and the owner wanted to hire a new consultant and so the Planning Commission hearing had been postponed.

Ms. Mansolf said that in order to consider new information, the subcommittee must reconsider the past recommendation of denial. Subcommittee members were reluctant to reconsider the past action.

Mr. Brown said the project hasn’t changed and the map is still the same showing the package treatment on the property, so there is no new information.

Ms. Mansolf asked him to update the subcommittee on the project.

Mr. Brown said it was unusual to update a community group on a project before it goes to hearing.

Ms. Mansolf also wasn't aware of project updates before hearings, but since the project was previously going forward with a recommendation of denial and now it is going forward with a recommendation of approval, she asked for an update.

Mr. Brown said the project expansion is as big as the owner wants the project to be. It will not get any bigger. The project will be done in 3 phases, with each phase taking 3 to 5 years to complete. The project is going forward to the Planning Commission as was shown on the most recent map of a couple of years ago.

Subcommittee members and members of the public asked questions.

Ms. LeFors is concerned with security at the site. 1) Sometimes residents of the facility get out. This is scary for both the residents and the patients. 2) The neighbors were told in the past the project wouldn't expand but it did. It went from 6 to 16 – now it is going to 52. Even if Mr. Connors doesn't intend to expand, couldn't he sell it to someone else and they could expand?

Mr. Brown said it could be sold, but it is not likely the facility would expand further. As far as security, if a patient gets out, it has to be reported or Mr. Connors could lose his license. Sometimes there are surprise visits from entities that oversee these types of facilities. According to the state there has never been a problem with people getting out.

Mr. Boggs said it was better than it was. He knows there has been a problem in the past. When Mr. Connors took over the facility, many things got better.

Ms. Maxson said that regarding Section 7358 of the Zoning Ordinance, the increase in project size will add to an increase in traffic, with 52 patient residents and 25 staff members. Ms. Maxson said the website for project talks of the rehabilitation that takes place at the facility. All types of health care professionals come by for different types of treatments. With the expansion, the site will no longer look rural, but like "added density" in a rural area. The project is an allowed exemption in this area with a major use permit.

Mr. Brown said the project will be set up to reduce visual impacts with additional screening for residents. The people there don't get a lot of outside visitors. He doesn't feel traffic is going to increase significantly.

Mr. Boggs asked about the house across the street that is also part of this facility. Wheelchairs have crossed the street. Mr. Boggs is also concerned about the numbers of

deliveries adding to the traffic. He is still concerned with the “S” turns a bit further north of the proposed new project entrance on Highland Valley Road.

It was the subcommittee’s understanding the house across Highland Valley Road will still function as it is.

Ms. LeFors also reminded the subcommittee about how patient/residents would sometimes scream and swear out by the property fence. This hasn’t happened for a while.

Ms. LeFors asked about oversight for lighting and landscaping. She has concerns with lighting from the project impacting the neighbors and wants the landscaping in to reduce visual impacts.

Mr. Brown said that each phase takes 3 to 5 years. After each phase the County inspects the work.

Mr. Boggs said that regarding the fire hydrants close to the residents, one has dropped off the map. Also, there is a concern with the gymnasium height. It appears it will be 28 feet.

Mr. Brown said this may be open to discussion. Maybe the gymnasium could be one story.

There was discussion of the conditions of approval of the project:

- 1) The sewer must be in.
- 2) Landscaping to be put in – shrubs and trees on the perimeter. Suggested plants: Protopodocarpus, Texas privet, ficus, oak
- 3) Lighting with shields (not disruptive to the neighbors)

6. Corrections/Approval to the Minutes 1-31-11 – Not Addressed

7. Adjournment

Respectfully submitted,

Kristi Mansolf